

094.0

0002

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

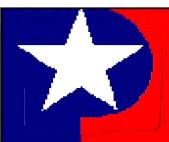
615,500 / 615,500

USE VALUE:

615,500 / 615,500

ASSESSED:

615,500 / 615,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
151 -153		FOREST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HATFIELD MICHAEL D	
Owner 2: MILES ELIZABETH H	
Owner 3:	
Street 1: 151 FOREST STREET	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02474	Type:	

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION			
This parcel contains .141 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1909, having primarily Aluminum Exterior and 1632 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6144		Sq. Ft.	Site		0	70.	0.74	5			Topo	-25					317,267							317,300

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					6144.000 298,200 317,300 615,500				61417			
104										Entered Lot Size				GIS Ref			
										Total Land:				GIS Ref			
										Land Unit Type:				Insp Date			
										09/26/18				7714!			
PREVIOUS ASSESSMENT										Parcel ID 094.0-0002-0021.0				Prior Id # 1: 61417			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				Prior Id # 2:			
2022	104	FV	298,200	0	6,144.	317,300	615,500		Year end	12/23/2021				Prior Id # 3:			
2021	104	FV	285,300	0	6,144.	317,300	602,600		Year End Roll	12/10/2020				Prior Id # 1:			
2020	104	FV	285,500	0	6,144.	317,300	602,800		602,800 Year End Roll	12/18/2019				Prior Id # 2:			
2019	104	FV	223,600	0	6,144.	364,700	588,300		588,300 Year End Roll	1/3/2019				Prior Id # 3:			
2018	104	FV	228,100	0	6,144.	272,200	500,300		500,300 Year End Roll	12/20/2017				ASR Map:			
2017	104	FV	214,800	0	6,144.	246,600	461,400		461,400 Year End Roll	1/3/2017				Fact Dist:			
2016	104	FV	214,800	0	6,144.	236,300	451,100		451,100 Year End	1/4/2016				Reval Dist:			
2015	104	FV	192,900	0	6,144.	200,300	393,200		393,200 Year End Roll	12/11/2014				Year:			
SALES INFORMATION										TAX DISTRICT				LandReason:			
Grantor										PAT ACCT.				BldReason:			
BEAUDOIN RONALD										7714				CivilDistrict:			
27618-578										7/30/21 06:03:05				Ratio:			
8/20/1997										184,000 No No Y							
REROOF																	
ACTIVITY INFORMATION																	
Date										Result				By			
9/26/2018 Inspected										BS				Name			
9/7/2018 MEAS&NOTICE										BS				Barbara S			
12/13/2008 Meas/Inspect										345				PATRIOT			
6/19/2001 Meas/Inspect										PM				Peter M			
6/14/2001 Missed Appt.										PM				Peter M			
11/2/2000 Hearing Chag										201				PATRIOT			
4/1/2000 Inspected										270				PATRIOT			
3/4/2000 Measured										197				PATRIOT			
8/4/1993										KT							
Sign: VERIFICATION OF VISIT NOT DATA										____/____/____							

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 13 - Multi-Garden	1	Rating: Average		Full Bath: 1	A Bath: 1	Rating: Fair		SCUTTLE.. FFL HEAT GAS/FHA. SFL HEAT GAS/FHW.									
Sty Ht: 2 - 2 Story				3/4 Bath:		Rating:											
(Liv) Units: 2	Total: 2			A 3QBth:		Rating:											
Foundation: 3 - BrickorStone				1/2 Bath:		Rating:											
Frame: 1 - Wood				A HBth:		Rating:											
Prime Wall: 3 - Aluminum				OthrFix:		Rating:											
Sec Wall:		%															
Roof Struct: 2 - Hip																	
Roof Cover: 1 - Asphalt Shgl																	
Color: YELLOW																	
View / Desir: S10 - Size 10																	
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Grade: C - Average				Kits: 2		Rating: Fair		1st Res Grid	Desc: Line 1	# Units 2							
Year Blt: 1909	Eff Yr Blt:			A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:		Alt %:		Frl:		Rating:		Other									
Jurisdct:		Fact: .		WSFlue:		Rating:		Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 6 - Average				Total Units:				Interior:	2	4	2						
Sec Int Wall:		%		Floor:				Additions:									
Partition: T - Typical				% Own:				Kitchen:									
Prim Floors: 3 - Hardwood				Name:				Baths:									
Sec Floors:		%						Plumbing:									
Bsmt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 1 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 2																	
% Heated: 100		% AC: 100															
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b> 094-0-0002-0021.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
1	Metal Shed	D	Y	1	8X5	A	AV	1990	0.00	T	23.2	104					
More: N				Total Yard Items:				Total Special Features:				Total:					